

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION *
NES Wise Avenue, 170 ft. SE * ZONING COMMISSIONER
of c/l Merritt Boulevard *
1709 Poplar Place * OF BALTIMORE COUNTY
12th Election District *
7th Councilmanic District * CASE No. 97-25-SPHX
Legal Owner: William Wortman
Lessee: Craig F. Miceli
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Special Exception for the property located at 1709 Poplar Place in the Dundalk section of Baltimore County. The Petition is filed by William W. Wortman, property owner, and Craig F. Miceli, Lessee. Special Hearing relief is requested to amend the previously approved plan in case No. 4595-X. Special Exception relief is requested to allow the relocation and continued use of an existing and established pawn shop from 75 Shipping Place, Dundalk, to 1709 Poplar Place, Dundalk. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petitions for Special Hearing and Special Exception.

Appearing at the requisite public hearing held for this case were William Wortman and Craig Miceli, Petitioners. Also present was Kevin Wight and Donald E. Hicks both from Hicks Engineering Co., Inc., the firm which prepared the site plan. The Petitioner was represented by Neil Lanzi, Esquire. Norman J. Glick on behalf of Rose Shanis Financial Services, appeared in opposition.

Testimony presented by Mr. Wight on behalf of the Petitioner was that the subject property is in an irregularly shaped lot, located at the northwest corner of the intersection of Wise Avenue and Merritt Boulevard in Dundalk. The property is improved with an existing small strip shopping center which has been on the site for many years. The property is zoned

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

B.M.-C.T. A number of businesses occupy the strip shopping center. Among the businesses present is the Poplar Inn, a restaurant which has been at this location for many years, a dry-cleaner, a hardware store, a barber shop, an optical store, a hair salon, a craft store and a Rose Shanis Financial Service office. Previously, the business located in the middle of the shopping center at 1709 Poplar Place was a stereo store. However, that store has vacated the premises and the space has been leased to Mr. Miceli. Mr. Miceli proposes operating the pawn shop at the location, subject to zoning approval.

The subject space contains 4,248 sq. ft. in area. The first floor, which will be used for the retail pawn operation, is 2520 sq. ft. in size and the second floor contains 1728 sq. ft. The second story will contain an office area.

The Petitioner requests special exception approval to locate a pawn shop at the subject location, pursuant to Section 436 of the BCZR. Moreover, special hearing relief is requested to amend the site plan previously approved for this property in case No. 4595-X. Section 436 of the BCZR was recently comprehensively amended by the enactment of Bill No. 12-95 by the Baltimore County Council. That Bill presented a sweeping alteration to the BCZR as it related to the regulation of pawn shops. Among the items contained within that Bill was a requirement that the Director of Permits and Development Management not accept any Petition for Special Exception for any pawn shop if there were 12 valid dealers licenses existing in the County used to operate pawn shops. In this regard, the Petitioner noted that he purchased a pawn shop license from Harry J. Ohle. Mr. Ohle was validly operating a pawn shop at 75 Shipping Place in Dundalk. Mr. Miceli has acquired the license (Petitioner's Exhibit No. 5) with the intent of relocating the shop to the present location.

ORDER RECEIVED FOR FILING

Date

By

In support of the Petition, Mr. Wight testified extensively regarding the standards contained in Section 502.1 of the BCZR. He opined that there will be no detriment to the health, safety and general welfare of the locale if the special exception was granted. He testified that there would be no significant increase in traffic, no environmental impact and no undue stress on public utilities and infrastructure if the relief was granted.

Mr. Wight also testified that there were no other pawn shops located within a one mile radius of the proposed location. In addition, photographs of the subject site show that the locale is commercial in area and that the proposed use is consistent with the uses in the immediate neighborhood.

Mr. Miceli also testified about his business background and plans for the location. He has operated a billiard hall in the Dundalk area for approximately 17 years and an amusement company for 4 years. He produced a number of letters from members of the business community who testified that these businesses are operated professionally and that he has been a good business neighbor. He indicated during testimony that he would run an upscale pawn operation and would fully comply with all licensing and other requirements. He also indicated that he would not accept any items for pawn from minors and would not deal in firearms from the location. He proposes to operate a professionally run operation and believes that the business will be an asset to the community.

Mr. Wortman, the owner of the shopping center property, also testified. He is in support of the Petition and indicated that Mr. Miceli has signed a long term lease for the property. He believes that the individual shop will be significantly upgraded and that the use is appropriate for the locale.

Testifying in opposition to the request was Norman J. Glick. Mr. Glick is a member of the family which operates the Rose Shanis Financial Services

ORDER RECEIVED FOR FILING
Date 5/26/96
By [Signature]

Company. That company is a well known business in the Baltimore area and contains 12 locations in the Baltimore-Metropolitan area. He testified that he has been in business at this location since 1974. Mr. Glick did not opine precisely that the proposed use would be detrimental to the health, safety and general welfare. Rather, he expressed certain concerns over the change of the character of the businesses in the shopping center and also fears competition from the pawn shop operation.

The grant of special hearing and special exception relief is governed by Section 502.1 of the BCZR. That section lists a series of standards which the Petitioner must satisfy in order for relief to be granted. The standards listed therein related to such items as environmental impact, consistency with the zoning classification and whether the use will be detrimental to the health, safety or general welfare of the locale. The regulations do not take into account the economic competition. It is not for the zoning authorities of Baltimore County to protect or promote the economic interests of any company. Rather, consideration of the relief requested must be in accordance with whether the use would cause negative impact on the surrounding locale.

In considering the instant request in accordance with those standards, I am persuaded that the Petitioner has met his burden of proof. In my judgment, the proposed use will not be detrimental to the health, safety and general welfare of the locale. Thus, the proposed relief will be granted. It is also to be noted that the use must be conducted in accordance with the terms and provisions of Bill No. 12-95, as now codified in Section 436 of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petitions for Special Hearing and Special Exception should be granted.


ORDER RECEIVED FOR FILING
Date 8/30/96
By M. Glick

RECEIVED

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of August, 1996 that, pursuant to the Petition for Special Hearing, approval to amend the plan previously approved in case No. 4595-X, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval to allow the relocation and continued use of an existing and established pawn shop from 75 Shipping Place to 1709 Poplar Place in Dundalk, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 8/26/96
By [Signature]

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 21, 1996

J. Neil Lanzi, Esquire
300 Allegheny Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing and Special Exception
Property: 1709 Poplar Place, Dundalk, Md.
Case No. 97-25-SPHX

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Special Exception have been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

- c: Mr. Craig F. Miceli, 8919 Lennings Lane, Balto. Md. 21237
- c: Mr. William W. Wortman, 3018 Duglow Road, Dundalk, Md. 21222
- c: Mr. Norman j. Glick, Rose Shanis Financial Services, 1710 Poplar Place, Dundalk, Md. 21222

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

1709 Poplar Place, Dundalk, MD

which is presently zoned BM-CT

97-25-SHX

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendment of the previously-approved Plan in Case No. 4595-X.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Craig F. Miceli

(Type or Print Name)

Signature

12 Dundalk Avenue

Address

Baltimore

City

MD

State

21222

Zipcode

Attorney for Petitioner

J. Neil Lanzi

(Type or Print Name)

Signature

300 Allegheny Avenue (410) 337-9039

Address

Phone No

Towson,

City

MD

State

21204

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

William W. Wortman

(Type or Print Name)

Signature

(Type or Print Name)

Signature

3018 Dunglew Road

Address

(410) 284-3475

Phone No

Dundalk,

MD

21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

MICROFILMED



#27



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

1709 Poplar Place, Dundalk, MD

97-25-SPHX

which is presently zoned BM-CT

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to ~~use the herein described property for~~ allow the relocation and continued use of an existing and established pawn shop from 75 Shipping Place, Dundalk, MD to 1709 Poplar Place, Dundalk, MD.

See attached.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Craig F. Miceli

(Type or Print Name)

Craig F. Miceli
Signature

12 Dundalk Avenue

Address

Baltimore, MD

City

21222

State

Zipcode

Attorney for Petitioner:

J. Neil Lanzi

(Type or Print Name)

J. Neil Lanzi
Signature

300 Allegheny Avenue (410)337-9039

Address

Phone No.

TOWSON,

MD

21204

City

State

Zipcode

Legal Owner(s):

William W. Wortman

(Type or Print Name)

William W. Wortman
Signature

(Type or Print Name)

Signature

3018 Dunglew Road (410) 284-3475

Address

Phone No.

Dundalk,

MD

21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

3 h.

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

7/14/96



MICROFILMED



PETITION FOR SPECIAL EXCEPTION

97-25-SPHX

Petitioner, Craig F. Miceli, Lessee of the property known as 1709 Poplar Place in Baltimore County, Maryland, respectfully requests a Special Exception under the Zoning Regulations of Baltimore County to use the property for a Pawn Shop within the existing shopping center and states the following reasons in support:

1. Petitioner's property is presently zoned BM-CT and has existed since the 1950's.
2. Petitioner's existing Pawn Shop is located at 75 Shipping Place in the Dundalk Village Shopping Center, which pawn shop was existing prior to the enactment of Bill No. 112-95.
3. Bill No. 112-95 allows the relocation of a Pawn Shop in Baltimore County, subject to Special Exception approval.
4. The proposed Pawn Shop relocation will not be detrimental to the health, safety or general welfare of the community.
5. For these reasons and additional reasons to be provided at the Hearing.

(miceli.pet)

MICROFILMED

27

SPECIAL HEARING
ZONING DESCRIPTION

POPLAR PLACE
(ELECTION DISTRICT 12C7)

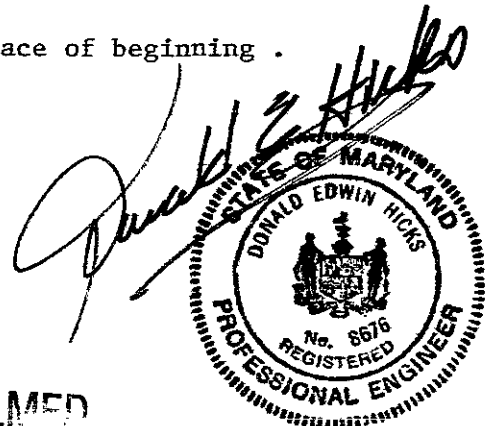
97-25-SPHX

BEGINNING at a point on the Northeast side of Wise Avenue which is approximately 100 feet wide, at the distance of 170 feet, more or less, Southeast of the centerline of Merritt Boulevard which is 140 feet wide. Thence the following nine courses and distances relating to an unknown meridian:

- 1) North 27°18' East, 77.38 feet,
- 2) South 63°34'40" East, 53.29 feet,
- 3) South 63°14'50" East, 49.74 feet,
- 4) South 27°18' West, 96.68 feet,
- 5) South 52°47' East, 20.30 feet,
- 6) North 27°18' East, 175.02 feet,
- 7) South 72°54' East, 98.25 feet,
- 8) North 12°45' East, 219.21 feet,

9) South 81°55' West, 89.67 feet to a point on the South side of Trappe Road, 50' wide, thence the following six courses and distances as shown on Baltimore County Bureau of Land Acquisition Plat No. 53-200-B:

- 10) By a curve to the right having a radius of 195 feet for an arc distance of 113.68 feet (the chord bearing South 89°58'27" West 112.08 feet),
- 11) By a curve to the left having a radius of 58.63 feet for an arc distance of 83.75 feet (the chord bearing South 65°45'11" West, 76.81 feet),
- 12) South 24°49'51" West, 138.97 feet,
- 13) By a curve to the left having a radius of 90 feet for an arc distance of 61.19 feet (the chord bearing South 05°21'07" West, 60.02 feet),
- 14) By a curve continuing to the left with a radius of 90 feet for an arc distance of 74.44 feet (the chord bearing South 37°49'22" West, 72.34 feet),
- 15) South 61°31'09" East, 14.93 feet to the place of beginning .



MICROFILMED

SPECIAL HEARING
ZONING DESCRIPTION

POPLAR PLACE
(ELECTION DISTRICT 12C7)

(Cont.)

97-25-S PHX

CONSISTING of all or part of several parcels as described in the
following deeds:

Liber 7067, Folio 348

Liber 5121, Folio 418

Liber 5071, Foilo 161

Liber 2058, Folio 38

Liber 1857, Folio 364

CONTAINING 1.7 acres of land more or less and being known as the Poplar
Place Shopping Center.

HICKS ENGINEERING COMPANY, INC.
200 E. Joppa Road, Suite 402
Towson, MD 21286

MICROFILMED

SPECIAL EXCEPTION
ZONING DESCRIPTION
1709 POPLAR PLACE
(ELECTION DISTRICT 12C7)

#27

~~97-25~~ 97-25 SPHX

BEGINNING at a point 165 feet more or less northeast of the centerline of Wise Avenue which is approximately 100 feet wide and also at a distance of 160 feet, more or less southeast of the centerline of Merritt Boulevard which is 140 feet wide, said point being the southwest corner of 1709 Poplar Place which is a unit attached to and a part of the Poplar Place Shopping Center thence, the following courses and distances around the said unit:

- 1) North 27°18' East, 31 feet
- 2) South 62°42' East, 93 feet
- 3) South 27°18' West, 31 feet
- 4) North 62°42' West, 93 feet to the place of beginning.

CONTAINING 0.07 acres of land, more or less.

BEING a part of the property described in a deed dated December 27, 1951 and recorded among the Land Records of Baltimore County in Liber 2058, Folio 38. Also known as 1709 Poplar Place.

HICKS ENGINEERING COMPANY, INC.
200 E. Joppa Road, Suite 402
Towson, MD 21286



MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland 97-25

District 13th

Date of Posting 8/19/96

Posted for: Special Hearing & Exception

Petitioner: William W. Hoffman

Location of property: 1709 Belvoir Place

Location of Sign: Facing road way on property being zoned

Remarks:

Posted by M. H. H. H.

Signature

Date of return: 8/19/96

Number of Signs: 1

MICROFILMED



NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: 497-25-SPHX

(Item 27)

1709 Poplar Place

NES of Wisa Avenue, 170' SE

of of Merritt Boulevard

12th Election District

7th Councilmanic

Legal Owner(s):

William W. Workman

Contract Purchaser/Lessee:

Crady F. Miceal

Special Hearing: to approve

an amendment of the previously approved plan in Case

No. 4585-X, Special Exception: to allow relocation and

continued use of an existing and established pawn shop

from 75 Shipping Place, Dundalk, Maryland to 1709 Poplar

Place, Dundalk, Maryland.

Hearing: Tuesday, August 20,

1998 at 11:00 a.m. in Rm.

118, Old Courthouse.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible, for

special accommodations

Please Call 887-3353.

(2) For information concerning

the File and/or Hearing,

Please Call 887-3391.

8/04/0 August 1, 070819

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/1, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/1, 1998.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. Ennis

(MICROFILMED)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 27 Petitioner: Craig Miceli

Location: 1709 Poplar Place

PLEASE FORWARD ADVERTISING BILL TO:

NAME: J Neil Lanzl, P.A.

ADDRESS: 300 Allegheny Avenue

Towson MD 21204

PHONE NUMBER: 337-9039

MICROFILMED



TO: PUTUXENT PUBLISHING COMPANY
August 1, 1996 Issue - Jeffersonian

Please forward billing to:

J. Neil Lanzi, P.A.
300 Allegheny Avenue
Towson, MD 21204
337-9039

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-25-SPHX (Item 27)
1709 Poplar Place
NE/S of Wise Avenue, 170' SE of c/l Merritt Boulevard
12th Election District - 7th Councilmanic
Legal Owner(s); William W. Wortman
Contract Purchaser/Lessee: Craig F. Miceli

Special Hearing to approve an amendment of the previously approved plan in Case No. 4595-X.
Special Exception to allow relocation and continued use of an existing and established pawn shop from 75 Shipping Place, Dundalk, Maryland to 1709 Poplar Place, Dundalk, Maryland.

HEARING: TUESDAY, AUGUST 20, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 26, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-25-SPHX (Item 27)
1709 Poplar Place
NE/S of Wise Avenue, 170' SE of c/l Merritt Boulevard
12th Election District - 7th Councilmanic
Legal Owner(s); William W. Wortman
Contract Purchaser/Lessee: Craig F. Miceli

Special Hearing to approve an amendment of the previously approved plan in Case No. 4595-X.
Special Exception to allow relocation and continued use of an existing and established pawn shop from 75 Shipping Place, Dundalk, Maryland to 1709 Poplar Place, Dundalk, Maryland.

HEARING: TUESDAY, AUGUST 20, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: William W. Wortman
Craig F. Miceli
J. Neil Lanzl, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 19, 1996

J. Neil Lanzi, Esquire
300 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 27
Case No.: 97-25-SPHX
Petitioner: William W. Wortman

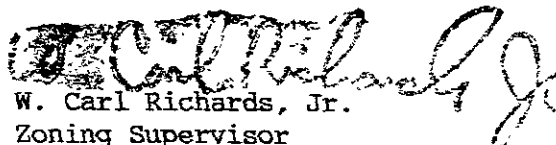
Dear Mr. Lanzi:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 18, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED





BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-5-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 027 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2256 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

MICROFILMED

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Aug 8, 96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 5, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

26
27
29
30
31
32
34
36
37
40
41
42

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 08/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 05, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 26, 27, 28, 29, 30, 31, 32, 34,
35, 36, 37, 38, 39 AND 41.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

UNRECORDED



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 9, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 12, 1996
Item Nos. 026, 027, 028, 031, 032,
034, 035, 036, 037, 040, 041, and
042

The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

SPRINKLER SYSTEM HYDRAULIC ANALYSIS

Page 2

Date: 04/25/1996

C:\HASS60\GBMC451.SDF

JOB TITLE: GBMC-UNIT 45-REMOTE AREA #1 OUTRIGGER PROOF

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
----------	-------------------	-----------	-------------------	--------------------

35	429.7	K= 5.25	8.9	15.7
36	429.7	K= 5.25	8.7	15.5
37	429.7	K= 5.25	8.6	15.4
38	429.7	- - - -	9.4	- - - -
39	429.7	- - - -	11.3	- - - -
40	429.7	- - - -	13.7	- - - -
41	429.7	- - - -	15.1	- - - -
42	429.7	- - - -	16.7	- - - -
43	429.7	- - - -	16.7	- - - -
44	429.7	- - - -	19.1	- - - -
45	429.7	- - - -	19.1	- - - -
46	429.7	- - - -	27.6	- - - -
47	429.7	K= 5.25	9.5	16.1
48	429.7	K= 5.25	9.5	16.2
49	429.7	K= 5.25	8.8	15.6
50	429.7	- - - -	9.5	- - - -
51	429.7	K= 5.25	10.6	17.1
52	429.7	- - - -	12.9	- - - -
53	429.7	- - - -	15.1	- - - -
54	429.7	- - - -	16.3	- - - -
55	429.7	- - - -	17.8	- - - -
56	429.7	- - - -	20.1	- - - -
57	429.7	- - - -	28.5	- - - -
58	429.7	- - - -	29.5	- - - -
59	429.7	- - - -	29.6	- - - -
60	429.7	- - - -	30.4	- - - -
61	429.7	- - - -	32.5	- - - -
ZONE	429.7	- - - -	38.5	- - - -
HV	425.7	HOSE STREAM	40.4	100.0
BOR	418.0	- - - -	44.1	- - - -
ST7	418.0	- - - -	54.4	- - - -
RED	418.0	- - - -	67.2	- - - -
BASE	409.0	HOSE STREAM	71.2	10.0
CONN	400.0	- - - -	75.4	- - - -
TEST	390.0	SOURCE	80.1	415.5

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: August 12, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 1709 Poplar Place

INFORMATION:

Item Number: 27

Petitioner: Craig F. Miceli

Property Size: _____

Zoning: BM-CT

Requested Action: _____

Hearing Date: 8/20/96

SUMMARY OF RECOMMENDATIONS:

The hours of operation should not extend past 9:00 p.m. As per Section 436.3 of the Baltimore County Zoning Recommendations, no temporary signs should be placed in front of the store or in the window.

Prepared by: *Jeff Mahan*

Division Chief: *Darryl L. Kerns*

AFK/JM/lw

ITEM27/PZONE/ZAC1

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Detective Kropfelder
Baltimore County Police
Burglary/Pawn Unit

DATE: March 20, 1997

FROM: John L. Lewis *JLL*
Planner II
Zoning Review, PDM

RE: Pawn Shop
1709 Poplar Place
12th Election District

Mr. Neil Lanzi, the attorney for the owner of 1709 Poplar Place, requested that this office provide you with a statement of zoning compliance for the pawn shop use proposed for the above location.

A review of the zoning case file records and a discussion with Mr. Larry Schmidt (Zoning Commissioner) indicates that a special hearing and special exception for this use was approved by the zoning commissioner on August 26, 1996 under zoning case #97-25-SPHX. There was no appeal of this decision. Therefore, the zoning staff must acknowledge that the zoning commissioner's order clearly grants this use as it relates to the Baltimore County Zoning Regulations.

The staff will add you to the Zoning Advisory Committee (ZAC) list, so that in the future zoning hearing request information which relates to pawn shop uses can be forwarded to you well in advance of any zoning hearings and your comments can be made to the zoning commissioner prior to the hearing.

Please contact me at 887-3391, if you have any questions.

JLL:rye

c: Mr. Neil Lanzi
zoning case 97-25-SPHX

MICROFILMED

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR SPECIAL EXCEPTION *
1709 Poplar Place, NE/S of Wise Avenue, * ZONING COMMISSIONER
170' SE of c/l Merritt Boulevard *
12th Election District, 7th Councilmanic * OF BALTIMORE COUNTY

Legal Owner(s): William W. Wortman * CASE NO. 97-25-SPHX
Contract Purchaser/Lessee: Craig F. Miceli *
Petitioners *

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esquire, 300 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

FILED

97-1179
J. NEIL LANZI, P.A.

ATTORNEY AT LAW
300 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

(410) 337-9039

FAX: (410) 337-8932

J. Neil Lanzi

OF COUNSEL

Fred L. Coover*

*Also Admitted in District of Columbia

MSG TO LS - 3/14.
DISCUSSED WITH LARRY
SRHMIDT GLECK PER GLECK
97-25-SPHX

3/17/97
To: John L.
3/18/97 uca

COLUMBIA

Suite 700, Parkside Building
10500 Little Panuxent Parkway
Columbia, Maryland 21044

Reply to Towson

March 13, 1997

Hand-Delivered

John Lewis
Office of Permits and Development Management
111 Chesapeake Avenue
Towson, Maryland 21204

**Re: My Client: Craig F. Miceli
Pawnshop Business Located at 1709 Poplar Place**

Dear John:

This letter is to confirm our various telephone conversations yesterday at which time we discussed my clients Pawn business he intends to open at the above referenced location in Baltimore County. As your office has confirmed, my client obtained the appropriate approval from the Zoning Commissioner for Baltimore County to relocate and continue the use of an existing pawnshop, 75 Shipping Place, Dundalk, Maryland to 1709 Poplar Place, Dundalk, Maryland. You indicated you would be forwarding to the Chief of Police the updated list of names and addresses of all licensed dealers in Baltimore County, including my client and his present location.

Pursuant to the requirements of Section 436 of the Baltimore County Zoning Regulations, would you kindly confirm to Lieutenant Foracappo on behalf of the Baltimore County Chief of Police, the approval of your office of my client's pawnshop business. My client should not be delayed any further after the time, effort and expense undergone to obtain all of the appropriate approvals and permits for his business.

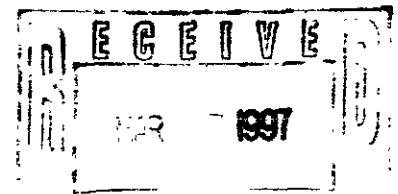
Thank you very much for your cooperation.

Very truly yours,

J. Neil Lanzi
J. Neil Lanzi

c.c. Craig F. Miceli
Lieutenant Foracappo via fax
(with enclosed license)

(micelilewis.ltr)



RECEIVED

7/2/96 96-3988
cg

J. NEIL LANZI
ATTORNEY AT LAW
300 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

(410) 337-9039

FAX: (410) 337-8932

J. Neil Lanzi

OF COUNSEL

Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA

Suite 700, Parkside Building
10500 Little Patuxent Parkway
Columbia, Maryland 21044

Reply to Towson

July 18, 1996

HAND DELIVERED

Baltimore County Office of Zoning
Administration and Development Management
111 West Chesapeake Avenue
Room 109
Towson, MD 21204
Attention: Gwen

Re: Pawn Shop Relocation
Petitioner: Craig Miceli
1709 Poplar Place, Dundalk, Maryland
Item No. 27

Dear Gwen:

My firm represents Craig Miceli, who has filed a Petition for Special Exception and Petition for Special Hearing with the Zoning Office. Mr. Miceli is listed as the Contract Purchaser/Lessee on the Petitions and presently has a Lease on his existing pawn shop location and a second Lease on the proposed new location. Mr. Miceli has advised me he is paying rent on two locations and, obviously, cannot use the proposed new location until zoning approvals are obtained. Accordingly, I respectfully request on behalf of Mr. Miceli that the hearing for his Petitions be expedited if at all possible.

Thank you very much for your consideration.

Very truly yours,

Malham

J. Neil Lanzi

cc: Craig Miceli
Kevin White, Project Manager

(micelcou.ltr)

MICROFILMED

$$\frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2} \quad \text{or} \quad \frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2}$$

MICROFILMED

LICENSEE

30 L9924465

State of Maryland License

887026
03686105



Micell, Craig
Family Jewelry & Pawn
Dundalk Village Shopping Center
Bldg 75 Shopping Place
Baltimore, MD 21222

96

Traders (Trsf) 1

06/15/96

OLD LIC. # 03686105

Vertical text: NEWBORN PATENT...
JAN 16, 1996...
LAWYER...
LAWYER...
LAWYER...

ISSUING FEES	2.00
TOTAL	2.00

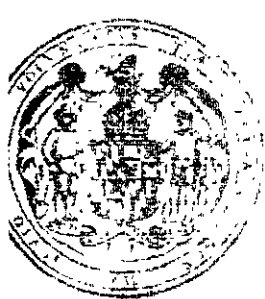
THIS LICENSE MUST BE PUBLICLY DISPLAYED
AND EXPIRES ON THE LAST DAY OF APRIL, 1997

LICENSEE

3 19924465

State of Maryland License

887026
567016
03807101



CHIEF HARRY J.
FAMILY JEWELRY & PAWN
DUNDALK VILLAGE SHOP CTR
BLDG 75 SHOPPING PL
BALTIMORE MD 21222

96

71 2.5 TRADERS 1 20.00

05-6 98
12

New Lic. # 038705251

ISSUING FEES	2.00
TOTAL	2.00

THIS LICENSE MUST BE PUBLICLY DISPLAYED
AND EXPIRES ON THE LAST DAY OF APRIL, 1997

SUTANNE HENSH, CLERK
CIRCUIT COURT - BALTIMORE COUNTY
401 BOOLEY AVE., P.O. BOX 6754
JENSON, MARYLAND 21285-6754

LICENSE, REGISTRATION, OR CERTIFICATION

SAVE THIS PORTION OF CARD AND USE REVERSE SIDE FOR NAME AND/OR ADDRESS CHANGES. BOARD MUST BE NOTIFIED OF THESE CHANGES IMMEDIATELY.

SECONDHAND PRECIOUS
METAL OBJECT DEALERS
501 ST. PAUL PLACE
BALTIMORE, MD. 21202-2272

01 749

CRAIG F MICELI
MODERN PAWN
BALTIMORE CITY
1709 POPLAR PLACE
BALTIMORE

STATE OF MARYLAND
DEPARTMENT OF LABOR, LICENSING AND REGULATION

CERTIFIES THAT

CRAIG F MICELI
MODERN PAWN

IS AN AUTHORIZED

2ND HAND PREC METAL OBJECT DEALER
BALTIMORE CITY

LIC REG CERT NO EXPIRATION DATE EFFECTIVE DATE CATEGORY

549 4/30/99 N/A 01

LICENSE, REGISTRATION OR CERTIFICATION
Parris N. Glendening
Governor

MD 21222-0000

2159739

SIGNATURE OF BEARER

01 01 949

2159739

LICENSE, REGISTRATION, OR CERTIFICATION

State of Maryland

PARRIS N. GLENDENING
Governor

EUGENE A. CONTI, JR.
Secretary

DEPARTMENT OF LABOR, LICENSING AND REGULATION

SECONDHAND PRECIOUS METAL OBJECT DEALERS

CERTIFIES THAT

CRAIG F MICELI
MODERN PAWN
1709 POPLAR PLACE
BALTIMORE

MD 21222-0000

IS AN AUTHORIZED

LIC REG CERT NO

EXPIRATION DATE

EFFECTIVE DATE

CATEGORY

4/30/99

N/A

01

2ND HAND PREC METAL OBJECT DEALER
BALTIMORE CITY

NOT RECORDED

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

2159739

SIGNATURE OF BEARER

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

NORMAN J. GLICK

ADDRESS

1719 Poplar Place
21222

Rose Sharon Financial Services



MICROFILMED

PETITIONER(S) SIGN-IN SHEET

ADDRESS

KEVIN WIGHT-HICKS ENG.CO., INC.	200 E. JOPPA ROAD, TOWSON, MD. 21286
DONALD E. HICKS	HBC 410-494-0001
NEL LANZI	200 E. JOPPA RD.
CAIG MICELI	300 ALLEGHENY AVE TOWSON
WILL WORTMAN	8919 LENNING LA 21237
	3018 DUNGLON RD.

MICROFILMED

BM+CSA

97-25-SPHX

BM

92-129-A

D.R. 10.5

D.R. 16

BM-CSA

WESTFIELD

RD

P.O.B.#2
S 9,950
E 32,050

BLVD

WORTMAN

TRAPPE

BM-CT

POPULAR PLACE

POPULAR AVENUE

WESTFIELD

BM-CT

ELD

#27

PARKING LOT

P.O.B.#1
S 10,075
E 32,000

COMPANY

MICROFILMED

This Lease Agreement (this "lease") is made effective as of June 15, 1996, by and between William Ward Wortman ("Landlord"), and Craig Miceli ("Tenant") trading as "Modern Jewelry and Pawn". All prior leases between these two parties regarding 1709 Poplar Place are void. The parties agree as follows:

1. PREMISES. Landlord, in consideration of the lease payments provide in this Lease, leases to Tenant a retail storefront of at least 5,000 square feet (the "Premises") located at 1709 Poplar Place, Baltimore, MD 21222.
2. TERM. The lease term will begin on June 15, 1996 and will terminate on June 14, 1997. Tenant accepts property in as-is condition.
3. RENEWAL TERMS. This Lease shall automatically renew for two additional incremental periods of three years per renewal term on the same terms as this Lease, unless tenant gives written notice of the termination no later than sixty days prior to the end of the term or renewal term. The first renewal term will begin on June 15, 1997 and will end June 14, 2000, The second renewal term will begin June 15, 2000 and end June 14, 2003.
4. HOLDOVER. If Tenant maintains possession of the Premises of any period after the termination of this lease ("Holdover Period"), Tenant shall pay to Landlord a lease payment of the Holdover Period based on the terms of the following Lease Payments paragraph. Such Holdover shall constitute a month to month extension to this lease.
5. LEASE PAYMENTS. Tenant shall pay to the Landlord monthly payment of \$2,300 per month for the first year, payable in advance on the fifteenth day of each month starting June 15, 1996. The second, third and fourth years of the lease the rent will be \$2,500 per month. Should the Tenant continue tenancy for the fifth, sixth and seventh years, the rent will be \$2,500 per month. Lease payment shall be made to the Landlord at 3018 Dunglew Road, Baltimore, MD 21222 unless notified otherwise. For comments regarding potential rent increases due to Real Estate taxes or insurance increases, see item #34.
6. LATE PAYMENTS. Tenant shall pay a late charge equal to \$50.00 for each payment that is not paid within five (5) days after the due date for such payment.
7. NON-SUFFICIENT FUNDS. Tenant shall be charged \$25.00 for each check that is returned to Landlord for lack of sufficient funds.

page 1 of 6

PETITIONER'S
EXHIBIT 41

MICROFILMED

8. SECURITY DEPOSIT. At the time of the signing of this lease, Tenant shall pay to Landlord, in trust, a security deposit of \$2,300.00 to be held and disbursed for Tenant damages to the Premises (if any) as provided by law. Interest accrued on the deposit will be returned to Tenant annually beginning June 15, 1997.

9. POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to the Landlord on the last day of the term of this Lease.

10. USE OF PREMISES. Tenant may use the Premises to operate the following: 1. Pawn Shop, 2. Jewelry Sales and Repair, 3. Check Cashing. The Premises may be used for any other purpose only with the prior written consent of Landlord. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

11. REMODELING OR STRUCTURAL IMPROVEMENTS. Tenant shall have the obligation to conduct any construction or remodeling (at Tenant's expense) that appropriately facilitate its use for such purposes. Such construction shall be undertaken and such fixtures may be erected only with the prior written consent of the Landlord which shall not be unreasonably withheld. Any structural remodeling will be done by a licensed contractor. At the end of the lease term, Tenant shall be entitled to remove (or at the request of Landlord shall remove) such fixtures, and shall restore the Premises to substantially the same condition of the Premises at the commencement of this lease. Landlord gives tenant permission to relocate staircase in the middle of the first floor if needed as long as Landlord approves new location and said work is done by a licensed contractor.

12. MAINTENANCE. Tenant's obligation for maintenance shall include any repair to electrical, plumbing, heating and air conditioning if said repairs are due to Tenant negligence or fault. Tenant has Landlord's permission to obtain a maintenance agreement on the HVAC unit at Tenant's sole expense if he so chooses.

13. LANDLORD'S OBLIGATION FOR MAINTENANCE. Any replacement of HVAC if needed as long as said replacement is not due to Tenant negligence. Any electrical and plumbing repairs as long as said repairs are not due to Tenant negligence. Landlord is also responsible for the maintenance of the following:

1. Roof, outside walls and other structural parts of the building, 2. Parking lot, driveways and sidewalks.

14. ACCESS BY LANDLORD TO PREMISES. Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent.

15. UTILITIES AND SERVICES. Tenant shall be responsible for all utilities and services in connection with the Premises, and said services will be in Tenant name on the first day of possession. Reasonable refuse removal shall be provided by the landlord from the dumpsters located at the rear of the shopping center.

16. PROPERTY INSURANCE. Landlord and Tenant shall be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises.

17. LIABILITY INSURANCE. Tenant shall maintain liability insurance in total aggregate sum of at least \$100,000.00. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force. Landlord shall have the right to require that the Landlord receive notice of any termination of such insurance policies.

18. INDEMNITY REGARDING USE OF PREMISES. Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's use of the Premises. If Tenant conducts any unlawful or illegal activities upon Premises, Tenant will immediately cease and desist from said activities and shall immediately vacate the Premises and shall be responsible for any and all monies due on the remainder of said lease.

19. DANGEROUS MATERIALS. Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of the Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

20. TAXES. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows: Real Estate Taxes... Landlord shall pay all real estate taxes and assessments for the Premises. Personal Taxes... Tenant shall pay all personal taxes and any other charges which may be levied against the Premises and which are attributable to Tenant's use of the Premises.

21. **DESTRUCTION OR CONDEMNATION OF PREMISES.** If the Premises are partially destroyed in a manner that prevents the conducting of Tenant's use of the Premises in a normal manner, and if the damage is reasonably repairable within sixty days after the occurrence of the destruction, and if the cost of repair is less than \$50,000.00, Landlord shall repair the Premises and the lease payments shall abate during the period of the repair. However, if the damage is not repairable within sixty days, or if the cost of the repair is \$50,000.00 or more, or if the Landlord is prevented from repairing the damage by forces beyond Landlord's control, or if the property is condemned, this Lease shall terminate upon twenty days written notice of such event or condition by either party.

22. **MECHANICS LIENS.** Neither the Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and filing of this Leases constitutes notice that such liens are invalid. Further, Tenant agrees to give actual advance notice to any contractors, subcontractors or suppliers of goods, labor or services that such liens will not be valid.

23. **ENTIRE AGREEMENT/AMENDMENT.** This Lease Agreement contains the entire agreement of the parties and are no other promises or conditions in any agreement whether oral or written. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

24. **SEVERABILITY.** If any portion of this Lease shall be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

25. **WAIVER.** The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this lease.

26. **CUMULATIVE RIGHTS.** The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

27. **DEFAULTS.** Tenant shall be in default of this Lease, if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within thirty days (or any other obligation within thirty days) after written notice of such default is provide by Landlord to Tenant, Landlord my take possession of the Premises without further notice, and without prejudicing landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligation under this Lease. Tenant shall pay all costs, damages and expenses suffered by Landlord by reason of Tenant's default.

28. **ARBITRATION.** Any controversy or claim relating to this lease, including the construction or application of this Lease, will be settled by binding arbitration under the rules of THE AMERICAN ARBITRATION ASSOCIATION, and any judgment granted by the arbitrator(s) may be enforced in any court of proper jurisdiction....

29. **ASSIGNABILITY/SUBLETTING.** Tenant may not assign or sublease any interest in the Premises without the prior written consent of the Landlord, which shall not be unreasonably withheld.

30. **NOTICE.** Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

LANDLORD William Ward Wortman
3018 Dunglew Road
Baltimore, MD 21222

TENANT Craig F. Miceli
1709 Poplar Place
Baltimore, MD 21222

Such addresses may be changed from time to time by either party by providing notice as set forth above.

31. **GOVERNING LAW.** This Lease shall be construed in accordance with the laws of the State of Maryland.

32. **SUBORDINATION OF LEASE.** This Lease is subordinate to any mortgage that now exists or may be given later by Landlord, with respects to the Premises.

33. **ADDITIONAL PROVISIONS.** Tenant is responsible for the removal of snow from sidewalks in front of their store within three hours of snow ending. If snow is not removed within five hours, the Landlord has the option to have the snow removed at the Tenant's expense. Tenant is also responsible for keeping alleyway clear of debris behind their store. Employee parking is located at the rear of the building and parking in the front of building is reserved for customers only. No pets shall be kept at the property. Deliveries to the Premises will be made through the rear entrance.

34. **RENT INCREASES.** Rent may only be increased during duration of this Lease if due to a real estate tax or insurance increase to the Landlord. Documentation of such increases may be made available for the Tenant's perusal, and will be based upon percentage of full tenancy.

35. **SIGNS.** Tenant has the right at his expense to have two signs, no more than 3 ft. x 24 ft. and 14 in. x 16 ft. on the building. These signs must be in the same colors as the existing signs (red, black and white) at Poplar Place Center.

36. **NON COMPETE CLAUSE.** Both Landlord and Tenant hereby agree that neither shall allow a competitive business to exist within Poplar Place Center. A competitive business shall be considered to be a business which directly or indirectly competes with or detracts from or negatively impacts the business of Pawn Shop, Jewelry Sales or Repair, and Check Cashing. Both Landlord and Tenant further agree that neither party shall compete with any current business now located within Poplar Place Center.

Landlord

William Ward Wortman
William Ward Wortman

Tenant

Craig F. Miceli
Craig F. Miceli

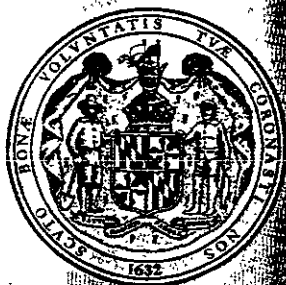
Witness

Henry A. Lumsden

30 L9924465

State of Maryland License

03 870525
03686105



Miceli, Craig
Family Jewelry & Pawn
Dundalk Village Shopping Center
Dunkirk 75 Shipping Place
Baltimore, MD 21222

96

CODE	UNIT	TYPE OF LICENSE	NO. OF LIC.	COST
71	2.5	Traders (Trsf)	1	XXX
(Old License #03887026)				
Local Lic. # Issue Fee: TOTAL Res. Fee: SM. DER. BLDG. FEE Jan. 18, 1996 \$1183.00				
ISSUING FEES			2.00	
TOTAL			2.00DR	

DATE OF ISSUE
MO. DAY YR.
06/18/96
MONTHS PAID
12

ISSUED BY:

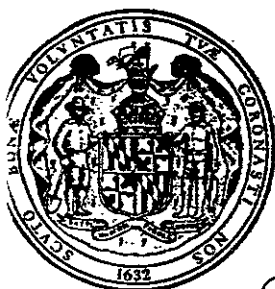
THIS LICENSE MUST BE PUBLICLY DISPLAYED
AND EXPIRES ON THE LAST DAY OF APRIL, 1997

LICENSEE

0 L9924465

State of Maryland License

03 887026
887026
03686105



OHLE HARRY J
FAMILY JEWELRY & PAWN
DUNDALK VILLAGE SHOP CTR
DUNKIRK BLDG 75 SHPNG PL
BALTIMORE MD
21222

96

CODE	UNIT	TYPE OF LICENSE	NO. OF LIC.	COST
71	2.5	TRADERS	1	20.00
New Lic. # 03870525)				

DATE OF ISSUE
MO. DAY YR.
05-01-96
MONTHS PAID
12

PETITIONER'S
EXHIBIT 5

ISSUING FEES	2.00
TOTAL	22.00DR
AMOUNT PAID	

ISSUED BY:

SUZANNE MENSCH, CLERK
CIRCUIT COURT - BALTIMORE COUNTY
401 BOSLEY AVE., P.O. BOX 6754
TOWSON, MARYLAND 21285-6754

MICROFILMED

07243877

THIS LICENSE MUST BE PUBLICLY DISPLAYED
AND EXPIRES ON THE LAST DAY OF APRIL, 1997

DUNDALK SPORTING GOODS

301 WISE AVENUE

BALTIMORE, MARYLAND 21222

(301) 288-1444

To whom it may concern:

396

I have owned and continuously operated DUNDALK Sporting Goods at 301 Wise Avenue for over 26 years. I have known Mr. Craig Miceli for most of that time period. I have had numerous business dealings with Mr. Miceli. He has always been very fair and honest and above board in all of our dealings. The community can be assured that any business owned by Mr. Miceli will be an asset and an enhancement to the community.

Pet # 6A

RECORDED

Thank You,

Jon Gartner

D



Diamonds—Watches—Jewelry—Television—Stereo—Clocks—Radios

FRIENDLY CREDIT — WEEKLY OR MONTHLY TERMS



COUNTY COUNCIL OF BALTIMORE COUNTY
COUNTY COURT HOUSE, TOWSON, MARYLAND 21204

LOUIS L. DePAZZO
COUNCILMAN, SEVENTH DISTRICT

COUNCIL OFFICE: 887-3196
DUNDALK DISTRICT OFFICE: 887-7174
NORTH POINT GOVERNMENT CENTER
7701 WISE AVENUE
DUNDALK, MARYLAND 21222

July 29, 1996

To Whom It May Concern:

I have known of Mr. Craig Micelli for seventeen years; ever since he has owned Running Out Billiards at 12 Dundalk Avenue.

At all times over the past seventeen years Mr. Micelli has enjoyed the reputation of running a clean and respected business which presents a nice atmosphere.

Mr. Micelli is desirous of assuming ownership of a pawn shop which he intends to move from the Dundalk Shopping Center onto Merritt Boulevard very near Wise Avenue.

Judging from past performance, and reputation, I deem Mr. Micelli to be a fit and proper person to operate a pawn shop at the intended location and wish him well in the process.

If you request additional comments, please contact me at 887-7174.

Very truly yours,

A handwritten signature in cursive script that reads "Lou DePazzo".

Louis L. DePazzo
Councilman Seventh District

LLD/jlb

Handwritten initials. "Pet." is written above a horizontal line, and "6C" is written below it.

MICROFILMED





Michael G. Litrenta
Steven A. Litrenta

August 19, 1996

TO WHOM IT MAY CONCERN:

For approximately fifteen years, I have had the honor of knowing Mr. Craig Miceli. Mr Miceli's "Running Out Billiards" and my family's business, Pinland Bowling Lanes, are neighbors on Dundalk Avenue. Mr Miceli has been a consummate professional in his dealings with my family and the community. He has taken the initiative in our area by becoming a leader in the restoration of Dundalk's business center.

For example, he began this restoration several years ago with the purchase of Dundalk Pool Hall, which he miraculously transformed into Running Out Billiards. He takes great pride in the interior and exterior appearance of the business. He singlehandedly remodeled his entire business, and also helped the surrounding businesses in their remodeling efforts with words of encouragement and a helping hand. He has paved the back alley, as well as the parking lots, and mounted extra lighting in these places to insure the safety of all our customers. Mr. Miceli also takes great pride in the cleanliness of the area. He constantly monitors the area for litter and monetarily takes care of the dumpster pick up. As a result of Mr. Miceli's efforts and enthusiasm, he has literally taken the bad element out of the billiard hall and turned it into a family establishment.

Mr. Miceli also has a strong sense of community. He is now an active participant in our business area with the Chamber of Commerce and the Dundalk Business Association. The ten business owners on our side of Dundalk Avenue, as well as many of the business owners in the Dundalk Shopping Center, value Craig's serious representation at the meetings. In addition, Craig also sponsors many youth teams and is a constant role model to the youth of Dundalk.

We feel very lucky to have Mr. Miceli as a team leader in our business area, as a neighbor, and as a friend. It is my desire that the board look favorably upon his application for zoning. I, along with the other business owners in the area, know that the new business which Craig plans to open will not only be a great success for him, it will be a step in the right direction for the surrounding community as well.

Ref. 6D

Sincerely,

Steven A. Litrenta
Proprietor
Pinland Bowling Lanes, Inc.

MICROFILMED

**National
Pawnbrokers
Association**

World Trade Center
2050 Stemmons Freeway - Suite 195
P. O. Box 420028 - Dallas, Texas 75342-0028

Phone: 214-745-4746 or 800-235-5400
Fax: 214-745-1459
Email: natpawn@ix.netcom.com

August 19, 1996

Zoning Commissioner
Baltimore County Courthouse
Towson, Maryland 21204

Dear Sir:

My name is Tom Horn and I am the executive director of the National Pawnbrokers Association. There is a false impression that pawnshops are primary fencing outlets for stolen property. I share and understand the frustration with regard to the crime issue, but I must say the conclusions regarding the role and effect of pawnshop on crime are misguided and incorrect.

Let's look at some of the facts. First, the pawnshop industry in the State of Maryland and the County of Baltimore is regulated by the State Department of Licensing and Regulation and the Baltimore Police Department and is one of the most heavily regulated industries in the State. This regulation is often initiated and nearly always supported by the Maryland Pawnbrokers Association.

Every individual pawning merchandise in Baltimore County must provide a positive picture identification in order to get a pawn loan. In addition, all pawned merchandise is described in detail and a complete report is filed daily with the police department. It does not make sense that a professional thief would pawn merchandise and leave a trail resulting in their arrest. Wouldn't you think a thief would find it much more prudent to "fence" stolen items to professional fences, other criminals, buy-sell shops, flea markets or some other such non-regulated outlets?

Over 70% of all pawn loans state-wide are repaid by the borrower, and the pawn merchandise redeemed. This percentage often surprises most misinformed critics of the industry, since they assume the pawn customer is either destitute or dealing in stolen merchandise. Obviously, a thief is not motivated to repay a loan and redeem merchandise he has stolen. Statistics made available in many states through law enforcement agencies show that less than one-half of one percent of all items pawned prove to be stolen. I feel confident that the statistics in Baltimore County would prove to parallel this national norm. I am also sure the Baltimore County law enforcement will tell you that the local pawnshops are "part of the solution, not part of the problem."



Pet.
6E

MICROFILMED.

Page Two
Zoning Commissioner

Members of the National Pawnbrokers Association and other professional pawnbrokers fully understand that the public's misconceptions regarding the pawnshops and stolen merchandise threaten the very existence of the industry. The public image problem is a problem that we attack on a daily basis. The industry spends thousands of dollars training personnel to recognize potentially stolen items and thousands more are spent in assisting law enforcement officials in the recovery of stolen merchandise.

People from many and varied economical/social strata periodically have the need for the financial services provided by the pawn industry. An article in the May, 1993 issue of Forbes Magazine stated that "over 25 million households in the United States representing over 70 million people so not even have bank accounts."

Where do these 70+ million people turn without the availability of pawnshops? Will Baltimore's banks, S & Ls, credit unions or major retailers assist these citizens? The only alternative may be to increase state taxes even more in order to fund the state socialism we all want to avoid. Finally, and candidly speaking, what do you think would happen if you remove the only legitimate source of financing for these hard-working people - folks that are simply doing all they can to "make ends meet." One scenario would be that the crime rate statistics could rise dramatically.

I assure you that the vast majority of pawnbrokers in the State of Maryland and in the County of Baltimore are committed to the high standards of ethics and integrity demanded of all of our corporate and individual citizens. I do not personally know Mr. Craig Miceli, but as I understand it, he is also one of these good citizens.

Hopefully, this correspondence has served to give you a broader understanding of our industry.

Respectfully submitted,

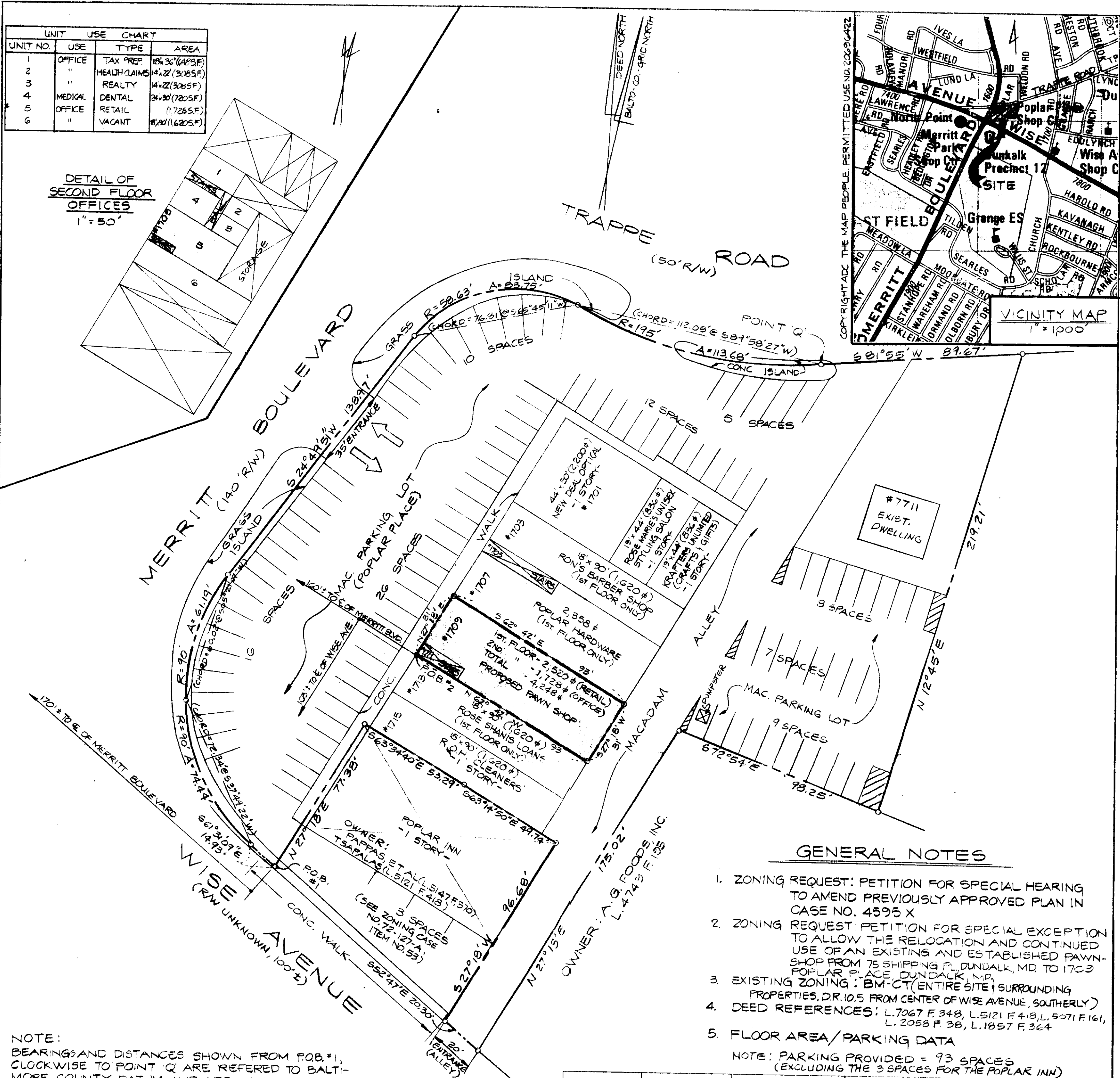
National Pawnbrokers Association



Tom Horn
Executive Director

UNIT NO.	USE	TYPE	AREA
1	OFFICE	TAX PREP	154.32 (4,493 SF)
2	"	HEALTH CLAIMS	144.22 (3,965 SF)
3	"	REALTY	144.22 (3,965 SF)
4	MEDICAL	DENTAL	24.30 (720 SF)
5	OFFICE	RETAIL	17.28 (576 SF)
6	"	VACANT	15.40 (4,205 SF)

DETAIL OF
SECOND FLOOR
OFFICES
1" = 50'



NOTE:
BEARINGS AND DISTANCES SHOWN FROM POB.#1, CLOCKWISE TO POINT 'Q' ARE REFERRED TO BALTIMORE COUNTY DATUM AND ARE AS SHOWN ON BALTIMORE COUNTY BUREAU OF LAND ACQUISITION PLAT NO. 59-200-3. THE REMAINDER (FROM POINT 'Q' CLOCKWISE BACK TO POB.#1) ARE A COMPILE OF METES AND BOUNDS TAKEN FROM THE DEEDS LISTED IN GENERAL NOTE 4. THE BEARINGS AND DISTANCES AROUND #1709 POPLAR PLACE WERE CREATED FOR PURPOSES OF THE PETITION AND ARE BASED ON THE DATA FROM THE DEEDS. NEITHER OF THE TWO BOUNDARIES SHOWN, OR THEIR DESCRIPTIONS, REPRESENT AN ACTUAL BOUNDARY SURVEY.

GENERAL NOTES

1. ZONING REQUEST: PETITION FOR SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED PLAN IN CASE NO. 4595 X
2. ZONING REQUEST: PETITION FOR SPECIAL EXCEPTION TO ALLOW THE RELOCATION AND CONTINUED USE OF AN EXISTING AND ESTABLISHED PAWN-SHOP FROM 75 SHIPPING PL. DUNDALK, MD TO 1709 POPLAR PL. BALTIMORE, MD.
3. EXISTING ZONING: BM-CT (ENTIRE SITE SURROUNDING PROPERTIES, DR. 10.5 FROM CENTER OF WISE AVENUE, SOUTHERLY)
4. DEED REFERENCES: L. 7067 F. 348, L. 5121 F. 413, L. 5071 F. 161, L. 2958 F. 38, L. 1857 F. 364
5. FLOOR AREA/PARKING DATA

NOTE: PARKING PROVIDED = 93 SPACES (EXCLUDING THE 3 SPACES FOR THE POPLAR INN)

	FIRST FLOOR AREA (S.F.)	SECOND FLOOR AREA (S.F.)	TOTAL AREA (S.F.)	NO. OF SPACES REQ'D PER 1,000 S.F. OF AREA	NO. OF PARKING SPACES REQ'D
RETAIL	9,534	-	9,534	5	47.67
BARBER/BEAUTY SALON	2,456	-	2,456	5	12.28
BANK	1,620	-	1,620	3.3	5.35
OFFICE	-	4,612	4,612	3.3	15.22
MEDICAL	-	720	720	4.5	3.24
TOTAL	13,610	5,332	18,942	-	83.76 (SAY 84)

PETITIONER'S EXHIBIT 1

MICROFILMED

PLAN TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION AND
SPECIAL HEARING FOR
1709 POPLAR PLACE

ELECTION DISTRICT 12C7
SCALE: 1" = 30'

BALTIMORE CO., MD.
DATE: JULY 17, 1996



H HICKS ENGINEERING CO., INC.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286

LESSEE
CRAIG MICELI
12 DUNDALK AVENUE
BALTIMORE, MD.
21222

OWNER
WILLIAM W. WORTMAN
3018 DUNDALK ROAD
BALTIMORE, MD. 21222

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION * ZONING COMMISSIONER
NES Wise Avenue, 170 ft. SE *
of c/i Merritt Boulevard * OF BALTIMORE COUNTY
1709 Poplar Place *
12th Election District * CASE NO. 97-25-SPHX
7th Councilmanic District *
Legal Owner: William Wortman *
Lessee: Craig F. Miceli *
Petitioners *****

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Special Exception for the property located at 1709 Poplar Place in the Dundalk section of Baltimore County. The Petition is filed by William W. Wortman, property owner, and Craig F. Miceli, Lessee. Special Hearing relief is requested to amend the previously approved plan in case No. 4595-X. Special Exception relief is requested to allow the relocation and continued use of an existing and established pawn shop from 75 Shipping Place, Dundalk, to 1709 Poplar Place, Dundalk. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petitions for Special Hearing and Special Exception.

Appearing at the requisite public hearing held for this case were William Wortman and Craig Miceli, Petitioners. Also present was Kevin Wight and Donald E. Hicks both from Hicks Engineering Co., Inc., the firm which prepared the site plan. The Petitioner was represented by Neil Lanzi, Esquire. Norman J. Glick on behalf of Rose Shanis Financial Services, appeared in opposition.

Testimony presented by Mr. Wight on behalf of the Petitioner was that the subject property is in an irregularly shaped lot, located at the northwest corner of the intersection of Wise Avenue and Merritt Boulevard in Dundalk. The property is improved with an existing small strip shopping center which has been on the site for many years. The property is zoned

B.M.-C.T. A number of businesses occupy the strip shopping center. Among the businesses present is the Poplar Inn, a restaurant which has been at this location for many years, a dry-cleaner, a hardware store, a barber shop, an optical store, a hair salon, a craft store and a Rose Shanis Financial Service office. Previously, the business located in the middle of the shopping center at 1709 Poplar Place was a stereo store. However, that store has vacated the premises and the space has been leased to Mr. Miceli. Mr. Miceli proposes operating the pawn shop at the location, subject to zoning approval.

The subject space contains 4,248 sq. ft. in area. The first floor, which will be used for the retail pawn operation, is 2520 sq. ft. in size and the second floor contains 1728 sq. ft. The second story will contain an office area.

The Petitioner requests special exception approval to locate a pawn shop at the subject location, pursuant to Section 436 of the BCZR. Moreover, special hearing relief is requested to amend the site plan previously approved for this property in case No. 4595-X. Section 436 of the BCZR was recently comprehensively amended by the enactment of Bill No. 12-95 by the Baltimore County Council. That Bill presented a sweeping alteration to the BCZR as it related to the regulation of pawn shops. Among the items contained within that Bill was a requirement that the Director of Permits and Development Management not accept any Petition for Special Exception for any pawn shop if there were 12 valid dealers licenses existing in the County used to operate pawn shops. In this regard, the Petitioner noted that he purchased a pawn shop license from Harry J. Ohle. Mr. Ohle was validly operating a pawn shop at 75 Shipping Place in Dundalk. Mr. Miceli has acquired the license (Petitioner's Exhibit No. 5) with the intent of relocating the shop to the present location.

-2-

In support of the Petition, Mr. Wight testified extensively regarding the standards contained in Section 502.1 of the BCZR. He opined that there will be no detriment to the health, safety and general welfare of the locale if the special exception was granted. He testified that there would be no significant increase in traffic, no environmental impact and no undue stress on public utilities and infrastructure if the relief was granted.

Mr. Wight also testified that there were no other pawn shops located within a one mile radius of the proposed location. In addition, photographs of the subject site show that the locale is commercial in area and that the proposed use is consistent with the uses in the immediate neighborhood.

Mr. Miceli also testified about his business background and plans for the location. He has operated a billiard hall in the Dundalk area for approximately 17 years and an amusement company for 4 years. He produced a number of letters from members of the business community who testified that these businesses are operated professionally and that he has been a good business neighbor. He indicated during testimony that he would run an upscale pawn operation and would fully comply with all licensing and other requirements. He also indicated that he would not accept any items for pawn from minors and would not deal in firearms from the location. He proposes to operate a professionally run operation and believes that the business will be an asset to the community.

Mr. Wortman, the owner of the shopping center property, also testified. He is in support of the Petition and indicated that Mr. Miceli has signed a long term lease for the property. He believes that the individual shop will be significantly upgraded and that the use is appropriate for the locale.

Testifying in opposition to the request was Norman J. Glick. Mr. Glick is a member of the family which operates the Rose Shanis Financial Services

-3-

Company. That company is a well known business in the Baltimore area and contains 12 locations in the Baltimore-Metropolitan area. He testified that he has been in business at this location since 1974. Mr. Glick did not opine precisely that the proposed use would be detrimental to the health, safety and general welfare. Rather, he expressed certain concerns over the change of the character of the businesses in the shopping center and also fears competition from the pawn shop operation.

The grant of special hearing and special exception relief is governed by Section 502.1 of the BCZR. That section lists a series of standards which the Petitioner must satisfy in order for relief to be granted. The standards listed therein related to such items as environmental impact, consistency with the zoning classification and whether the use will be detrimental to the health, safety or general welfare of the locale. The regulations do not take into account the economic competition. It is not for the zoning authorities of Baltimore County to protect or promote the economic interests of any company. Rather, consideration of the relief requested must be in accordance with whether the use would cause negative impact on the surrounding locale.

In considering the instant request in accordance with those standards, I am persuaded that the Petitioner has met his burden of proof. In my judgment, the proposed use will not be detrimental to the health, safety and general welfare of the locale. Thus, the proposed relief will be granted. It is also to be noted that the use must be conducted in accordance with the terms and provisions of Bill No. 12-95, as now codified in Section 436 of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petitions for Special Hearing and Special Exception should be granted.

-4-

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of August, 1996 that, pursuant to the Petition for Special Hearing, approval to amend the plan previously approved in case No. 4595-X, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval to allow the relocation and continued use of an existing and established pawn shop from 75 Shipping Place to 1709 Poplar Place in Dundalk, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 8/26/96
By Neil Lanzi

-5-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 21, 1996

J. Neil Lanzi, Esquire
300 Allegheny Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing and Special Exception
Property: 1709 Poplar Place, Dundalk, Md.
Case No. 97-25-SPHX

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Special Exception have been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

- cc: Mr. Craig F. Miceli, 8919 Lennings Lane, Balto. Md. 21237
c: Mr. William W. Wortman, 3018 Dunglew Road, Dundalk, Md. 21222
c: Mr. Norman J. Glick, Rose Shanis Financial Services, 1710 Poplar Place, Dundalk, Md. 21222

Printed with Soy-based Ink
on Recycled Paper

ALLEGHENY CENTER ID:4103378932 JUL 16 '96 11:59 AM 005 P.O.

Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 1709 Poplar Place, Dundalk, MD
97-25-SPHX which is presently zoned RM-CT

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendment of the previously-approved Plan in Case No. 4595-X.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract for advertisement

Craig F. Miceli
Type or Print Name
12 Dundalk Avenue
Dundalk, MD 21222

William W. Wortman
Type or Print Name
3018 Dunglew Road
Dundalk, MD 21222

Agency for Petitioner

J. Neil Lanzi
Type or Print Name
300 Allegheny Avenue (410) 337-9039
Towson, MD 21204

3018 Dunglew Road (410) 284-3475
Dundalk, MD 21222

300 Allegheny Avenue (410) 337-9039
Towson, MD 21204

ESTIMATED LENGTH OF HEARING
the following date
ALL
HEARD BY Neil Lanzi DATE 7/16/96

ALLEGHENY CENTER ID:4103378932 JUL 16 '96 11:59 AM 005 P.O.

Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 1709 Poplar Place, Dundalk, MD
97-25-SPHX which is presently zoned RM-CT

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to allow the relocation and continued use of an existing and established pawn shop from 75 Shipping Place, Dundalk, MD to 1709 Poplar Place, Dundalk, MD.

See attached.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract for advertisement

Craig F. Miceli
Type or Print Name
12 Dundalk Avenue
Baltimore, MD 21222

William W. Wortman
Type or Print Name
3018 Dunglew Road
Dundalk, MD 21222

Agency for Petitioner

J. Neil Lanzi
Type or Print Name
300 Allegheny Avenue (410) 337-9039
Towson, MD 21204

3018 Dunglew Road (410) 284-3475
Dundalk, MD 21222

300 Allegheny Avenue (410) 337-9039
Towson, MD 21204

ESTIMATED LENGTH OF HEARING
the following date
ALL
REVIEWED BY Neil Lanzi DATE 7/16/96

PETITION FOR SPECIAL EXCEPTION

97-25-SPHX

Petitioner, Craig F. Miceli, Lessee of the property known as 1709 Poplar Place in Baltimore County, Maryland, respectfully requests a Special Exception under the Zoning Regulations of Baltimore County to use the property for a Pawn Shop within the existing shopping center and states the following reasons in support:

1. Petitioner's property is presently zoned BM-CT and has existed since the 1950's.
2. Petitioner's existing Pawn Shop is located at 75 Shipping Place in the Dundalk Village Shopping Center, which pawn shop was existing prior to the enactment of Bill No. 112-95.
3. Bill No. 112-95 allows the relocation of a Pawn Shop in Baltimore County, subject to Special Exception approval.
4. The proposed Pawn Shop relocation will not be detrimental to the health, safety or general welfare of the community.
5. For these reasons and additional reasons to be provided at the Hearing.

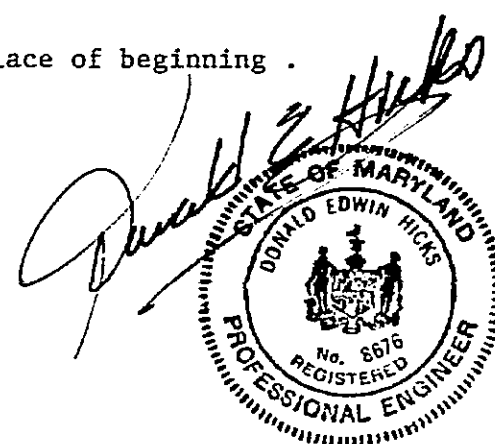
(Miceli, pet)

SPECIAL HEARING ZONING DESCRIPTION POPLAR PLACE (ELECTION DISTRICT 12C7)

97-25-SPHX

BEGINNING at a point on the Northeast side of Wise Avenue which is approximately 100 feet wide, at the distance of 170 feet, more or less, Southeast of the centerline of Merritt Boulevard which is 140 feet wide. Thence the following nine courses and distances relating to an unknown meridian:

- 1) North 27°18' East, 77.38 feet,
- 2) South 63°34'40" East, 53.29 feet,
- 3) South 63°14'50" East, 49.74 feet,
- 4) South 27°18' East, 96.68 feet,
- 5) South 52°47' East, 20.30 feet,
- 6) North 27°18' East, 175.02 feet,
- 7) South 72°54' East, 98.25 feet,
- 8) North 12°45' East, 219.21 feet,
- 9) South 81°55' West, 89.67 feet to a point on the South side of Trappe Road, 50' wide, thence the following six courses and distances as shown on Baltimore County Bureau of Land Acquisition Plat No. 53-200-B:
- 10) By a curve to the right having a radius of 195 feet for an arc distance of 113.68 feet (the chord bearing South 89°58'27" West 112.08 feet),
- 11) By a curve to the left having a radius of 58.63 feet for an arc distance of 83.75 feet (the chord bearing South 65°45'11" West, 76.81 feet),
- 12) South 24°49'51" West, 138.97 feet,
- 13) By a curve to the left having a radius of 90 feet for an arc distance of 61.19 feet (the chord bearing South 05°21'07" West, 60.02 feet),
- 14) By a curve continuing to the left with a radius of 90 feet for an arc distance of 74.44 feet (the chord bearing South 37°49'22" West, 72.34 feet),
- 15) South 61°31'09" East, 14.93 feet to the place of beginning.



SPECIAL HEARING ZONING DESCRIPTION POPLAR PLACE (ELECTION DISTRICT 12C7) (Cont.)

97-25-SPHX

CONSISTING of all or part of several parcels as described in the following deeds:

- Liber 7067, Folio 348
- Liber 5121, Folio 418
- Liber 5071, Folio 161
- Liber 2058, Folio 38
- Liber 1857, Folio 364

CONTAINING 1.7 acres of land more or less and being known as the Poplar Place Shopping Center.

HICKS ENGINEERING COMPANY, INC.
200 E. Joppa Road, Suite 402
Towson, MD 21286

SPECIAL EXCEPTION ZONING DESCRIPTION 1709 POPLAR PLACE (ELECTION DISTRICT 12C7)

97-25-SPHX

BEGINNING at a point 165 feet more or less northeast of the centerline of Wise Avenue which is approximately 100 feet wide and also at a distance of 160 feet, more or less southeast of the centerline of Merritt Boulevard which is 140 feet wide, said point being the southwest corner of 1709 Poplar Place which is a unit attached to and a part of the Poplar Place Shopping Center thence, the following courses and distances around the said unit:

- 1) North 27°18' East, 31 feet
- 2) South 62°42' East, 93 feet
- 3) South 27°18' West, 31 feet
- 4) North 62°42' West, 93 feet to the place of beginning.

CONTAINING 0.07 acres of land, more or less.
BEING a part of the property described in a deed dated December 27, 1951 and recorded among the Land Records of Baltimore County in Liber 2058, Folio 38. Also known as 1709 Poplar Place.

HICKS ENGINEERING COMPANY, INC.
200 E. Joppa Road, Suite 402
Towson, MD 21286



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12C7 Date of Posting: 8/1/96
Posted to: Special Hearing to Executive
Petitioner: William W. Hartman
Location of property: 1709 Poplar Place
Location of Sign: Being posted on property being zoned
Remarks:
Posted by: [Signature] Date of return: 8/1/96
Number of Signs: 1



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 27 Petitioner: Craig Miceli
Location: 1709 Poplar Place
PLEASE FORWARD ADVERTISING BILL TO:
NAME: J. Neil Lenz, P.A.
ADDRESS: 300 Jafferney Avenue
Towson, MD 21204
PHONE NUMBER: 337-9039

TO: POTTERY PUBLISHING COMPANY
August 1, 1996 Issue - Jeffersonian
Please forward billing to:
J. Neil Lenz, P.A.
300 Jafferney Avenue
Towson, MD 21204
337-9039

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 105 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-25-SPHX (Item 27)
1709 Poplar Place
NE/S of Wise Avenue, 170' SE of c/l Merritt Boulevard
12th Election District - 7th Councilmanic
Legal Owner(s): William W. Hartman
Contract Purchaser/Lessee: Craig F. Miceli

Special Hearing to approve an amendment of the previously approved plan in Case No. 4595-X.
Special Exception to allow relocation and continued use of an existing and established pawn shop from 75 Shipping Place, Dundalk, Maryland to 1709 Poplar Place, Dundalk, Maryland.

HEARING: TUESDAY, AUGUST 20, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 867-3391.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/1, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/1, 1996.

THE JEFFERSONIAN,
A. Henrichsen
LEGAL AD. - TOWSON

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 26, 1996

NOTICE OF HEARING

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Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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HEARING: TUESDAY, AUGUST 20, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: William W. Hartman
Craig F. Miceli
J. Neil Lenz, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 19, 1996

J. Neil Lanzi, Esquire
300 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 27
Case No.: 97-25-SPHX
Petitioner: William W. Wortman

Dear Mr. Lanzi:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 18, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Rubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-5-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. *087(MSK)*

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____
Maryland Relay Service for impaired Hearing or Speech
1-800-735-2259 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: *Aug 5, 96*

DATE: *Aug 8, 96*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: *26*
(27)
29
30
31
32
34
36
37
40
41
42

RBS:sp
BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 08/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 05, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: *26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39* AND 41.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office. PHONE 887-4881. MS-1102F

cc: File

Printed with Superior Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 9, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 12, 1996
Item Nos. 026, 027, 028, 031, 032,
034, 035, 036, 037, 040, 041, and
042

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE21

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: August 12, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 1709 Poplar Place

INFORMATION:

Item Number: 27

Petitioner: Craig F. Miceli

Property Size:

Zoning: BM-CT

Requested Action:

Hearing Date: 8/20/96

SUMMARY OF RECOMMENDATIONS:

The hours of operation should not extend past 9:00 p.m. As per Section 436.3 of the Baltimore County Zoning Recommendations, no temporary signs should be placed in front of the store or in the window.

Prepared by: *Pat Keller*

Division Chief: *Caryl Keller*

APK/JM/lw

ITEM27/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Detective Kropfelder
Baltimore County Police
Burglary/Pawn Unit

DATE: March 20, 1997

FROM: John L. Lewis
Planner II
Zoning Review, PDM

RE: Pawn Shop
1709 Poplar Place
12th Election District

Mr. Neil Lanzi, the attorney for the owner of 1709 Poplar Place, requested that this office provide you with a statement of zoning compliance for the pawn shop use proposed for the above location.

A review of the zoning case file records and a discussion with Mr. Larry Schmidt (Zoning Commissioner) indicates that a special hearing and special exception for this use was approved by the zoning commissioner on August 26, 1996 under zoning case #97-25-SPHX. There was no appeal of this decision. Therefore, the zoning staff must acknowledge that the zoning commissioner's order clearly grants this use as it relates to the Baltimore County Zoning Regulations.

The staff will add you to the Zoning Advisory Committee (ZAC) list, so that in the future zoning hearing request information which relates to pawn shop uses can be forwarded to you well in advance of any zoning hearings and your comments can be made to the zoning commissioner prior to the hearing.

Please contact me at 887-3391, if you have any questions.

JLL:rye

c: Mr. Neil Lanzi
zoning case 97-25-SPHX

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR SPECIAL EXCEPTION * ZONING COMMISSIONER
1709 Poplar Place, NE/S of Wise Avenue, *
170' SE of c/1 Merritt Boulevard * OF BALTIMORE COUNTY
12th Election District, 7th Councilmanic *
Legal Owner(s): William W. Wortman * CASE NO. 97-25-SPHX
Contract Purchaser/Lessee: Craig F. Miceli *
Petitioners *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Charles S. Demilio
CHARLES S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this *23rd* day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esquire, 300 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

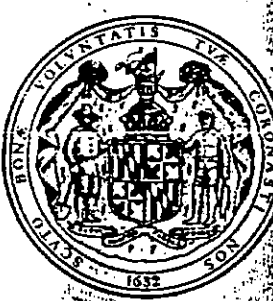
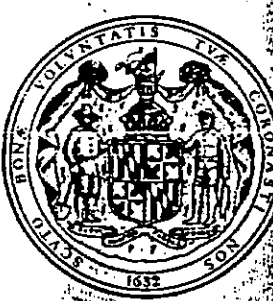
Sent by: 300 ALLEGHENY AVE/HTC1 410 337 8932; 03-12-97 9:10; Jettax #627; Page 1 of 1



 J. NEIL LANZI
 ATTORNEY AT LAW
 160 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (410) 337-9039
 FAX: (410) 337-9932

 COLCMBIA
 State Title, Parkside Building
 1600 Little Patuxent Parkway
 Columbia, Maryland 21046

 Reply to: Towson

 *Note: Admitted to District of Columbia

30 L9924465		<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;"> <h1 style="margin: 0;">State of Maryland</h1> <h2 style="margin: 0;">License</h2> </div> <div style="text-align: right;"> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 5px;">03</div> <div>870525</div> </div> <div style="margin-top: 5px;">03686105</div> </div> </div>			
		<p style="font-size: 2em; font-weight: bold; margin: 0;">96</p>			
<p>Nicell, Craig Family Jewelry & Pawn Dundalk Village Shopping Center Dunkirk 75 Shipping Place Baltimore MD 21222</p>		<p>DATE OF ISSUE MAY 01 1996</p> <p>MONTHS PAID 12</p>			
CODE	LIC#	TYPE OF LICENSE	NO. OF LIC.	COST	DATE OF EXPIRE
71	2.5	Traders (TrsE) (old License #03887026)	1	XXXX	06/18/96
		<p>ISSUING FEES</p> <p>TOTAL</p>	<p>2.00</p> <p>2.00DR</p>		<p>PAID IN ADV</p>
<p>THIS LICENSE MUST BE PUBLICLY DISPLAYED AND EXPIRES ON THE LAST DAY OF APRIL 1997</p>					

0 L9924465		<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;"> <h1 style="margin: 0;">State of Maryland</h1> <h2 style="margin: 0;">License</h2> </div> <div style="text-align: right;"> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 5px;">03</div> <div>887026</div> </div> <div style="margin-top: 5px;">887026105</div> </div> </div>			
		<p style="font-size: 2em; font-weight: bold; margin: 0;">96</p>			
<p>OHLE HARRY J FAMILY JEWELRY & PAWN DUNDALK VILLAGE SHOP CTR DUNDALK BLDG 75 SHPG PL BALTIMORE MD 21222</p>		<p>DATE OF ISSUE MAY 01 1996</p> <p>MONTHS PAID 05-01-96</p>			
CODE	LIC#	TYPE OF LICENSE	NO. OF LIC.	COST	DATE OF EXPIRE
71	2.5	TRADERS New Lic. # 03870525)	1	20.00	05-01-96
		<p>ISSUING FEES</p> <p>TOTAL</p>	<p>2.00</p> <p>22.00DR</p>		<p>PAID IN ADV</p>
<p>THIS LICENSE MUST BE PUBLICLY DISPLAYED AND EXPIRES ON THE LAST DAY OF APRIL 1997</p>					

07243

THIS LICENSE MUST BE PUBLICLY DISPLAYED
AND EXPIRES ON THE LAST DAY OF APRIL 1997

EXHIBIT S

SUZANNE MURPHY, CLERK
CIRCUIT COURT - BALTIMORE COUNTY
401 ROSLEY AVE. - BOX 6754
TOWSON, MARYLAND 21204

DUNDALK SPORTING GOODS

301 WISE AVENUE
BALTIMORE, MARYLAND 21222
(301) 288-1444

To whom it may concern:

I have owned and continuously operated Dundalk Sporting Goods at 301 Wise Avenue for over 26 years. I have known Mr. Craig Miceli for most of that time period. I have had numerous business dealings with Mr. Miceli. He has always been very fair and honest and above board in all of our dealings. The community can be assured that any business owned by Mr. Miceli will be an asset and an enhancement to the community.

Ref # 6A

Thank You,
Jon Martinez

DAVIDS

GEMOLOGISTS

12 Dundalk Avenue - Dundalk, Maryland 21222
Phone: 284-4600

August 15, 1996

To Whom it may concern:

I have known Craig Miceli for seventeen years. Our business has been located next to Running Out Billiards for over forty years. The past owner operated a business that was undesirable for the area. Seventeen years ago Craig cleaned up the building, the business and the clientele. Now it is a family oriented business that is an asset to Dundalk Avenue and the other businesses in the area. Craig has taken care of paving the road behind our buildings and maintains the parking area and the dumpster. The entire block has improved with his diligence.

In the winter, Craig maintains the area by providing snow removal and making sure sidewalks and parking areas are safe for customers. We have always shared an open dialogue and he has been instrumental in solving any mutual problems that may occur.

In my business I find integrity and honesty to be extremely important and Craig is honest in his business and personal life. It has been a pleasure and an honor to share 12 Dundalk Avenue with him.

Thank you for your consideration,

Ref. 6B



FRIENDLY CREDIT - WEEKLY OR MONTHLY TERMS



COUNTY COUNCIL OF BALTIMORE COUNTY
COUNTY COURT HOUSE, TOWSON, MARYLAND 21204

LOUIS L. DEPAZZO
COUNCILMAN, SEVENTH DISTRICT

COUNCIL OFFICE: 887-3198
DUNDALK DISTRICT OFFICE: 887-7174
NORTH POINT GOVERNMENT CENTER
7701 WISE AVENUE
DUNDALK, MARYLAND 21222

July 29, 1996

To Whom It May Concern:

I have known of Mr. Craig Miceli for seventeen years; ever since he has owned Running Out Billiards at 12 Dundalk Avenue.

At all times over the past seventeen years Mr. Miceli has enjoyed the reputation of running a clean and respected business which presents a nice atmosphere.

Mr. Miceli is desirous of assuming ownership of a pawn shop which he intends to move from the Dundalk Shopping Center onto Merritt Boulevard very near Wise Avenue.

Judging from past performance, and reputation, I deem Mr. Miceli to be a fit and proper person to operate a pawn shop at the intended location and wish him well in the process.

If you request additional comments, please contact me at 887-7174.

Very truly yours,

Louis L. DePazzo
Councilman Seventh District

LED/jlb

Ref. 6C

PINLAND BOWLING LANES

Michael G. Litrenta
Steven A. Litrenta

August 19, 1996

TO WHOM IT MAY CONCERN:

For approximately fifteen years, I have had the honor of knowing Mr. Craig Miceli. Mr. Miceli's "Running Out Billiards" and my family's business, Pinland Bowling Lanes, are neighbors on Dundalk Avenue. Mr. Miceli has been a consummate professional in his dealings with my family and the community. He has taken the initiative in our area by becoming a leader in the restoration of Dundalk's business center.

For example, he began this restoration several years ago with the purchase of Dundalk Pool Hall, which he miraculously transformed into Running Out Billiards. He takes great pride in the interior and exterior appearance of the business. He singlehandedly remodeled his entire business, and also helped the surrounding businesses in their remodeling efforts with words of encouragement and a helping hand. He has paved the back alley, as well as the parking lots, and mounted extra lighting in these places to insure the safety of all our customers. Mr. Miceli also takes great pride in the cleanliness of the area. He constantly monitors the area for litter and monetarily takes care of the dumpster pick up. As a result of Mr. Miceli's efforts and enthusiasm, he has literally taken the bad element out of the billiard hall and turned it into a family establishment.

Mr. Miceli also has a strong sense of community. He is now an active participant in our business area with the Chamber of Commerce and the Dundalk Business Association. The ten business owners on our side of Dundalk Avenue, as well as many of the business owners in the Dundalk Shopping Center, value Craig's serious representation at the meetings. In addition, Craig also sponsors many youth teams and is a constant role model to the youth of Dundalk.

We feel very lucky to have Mr. Miceli as a team leader in our business area, as a neighbor, and as a friend. It is my desire that the board look favorably upon his application for zoning. I, along with the other business owners in the area, know that the new business which Craig plans to open will not only be a great success for him, it will be a step in the right direction for the surrounding community as well.

Sincerely,

Steven A. Litrenta
Proprietor
Pinland Bowling Lanes, Inc.

Ref. 6D

18 DUCKPIN BOWLING LANES • 10 Dundalk Avenue, Baltimore, MD 21222 • 285-0135

200-119-9500 T-1-23 MAIL ORDER/ASSN

DEC 214-715 1424

P.002

National Pawnbrokers Association

World Trade Centre
2060 Shearwater Parkway, Suite 195
P. O. Box 520028 - Dallas, Texas 75242-0028

Phone: 214-745-4746 or 800-335-5409
Fax: 214-745-1458
Email: napa@napa.com

August 19, 1996

Zoning Commissioner
Baltimore County Courthouse
Towson, Maryland 21204

Dear Sir:

My name is Tom Horn and I am the executive director of the National Pawnbrokers Association. There is a false impression that pawnshops are primary fencing outlets for stolen property. I share and understand the frustration with regard to the crime issue, but I must say the conclusions regarding the role and effect of pawnshop on crime are misguided and incorrect.

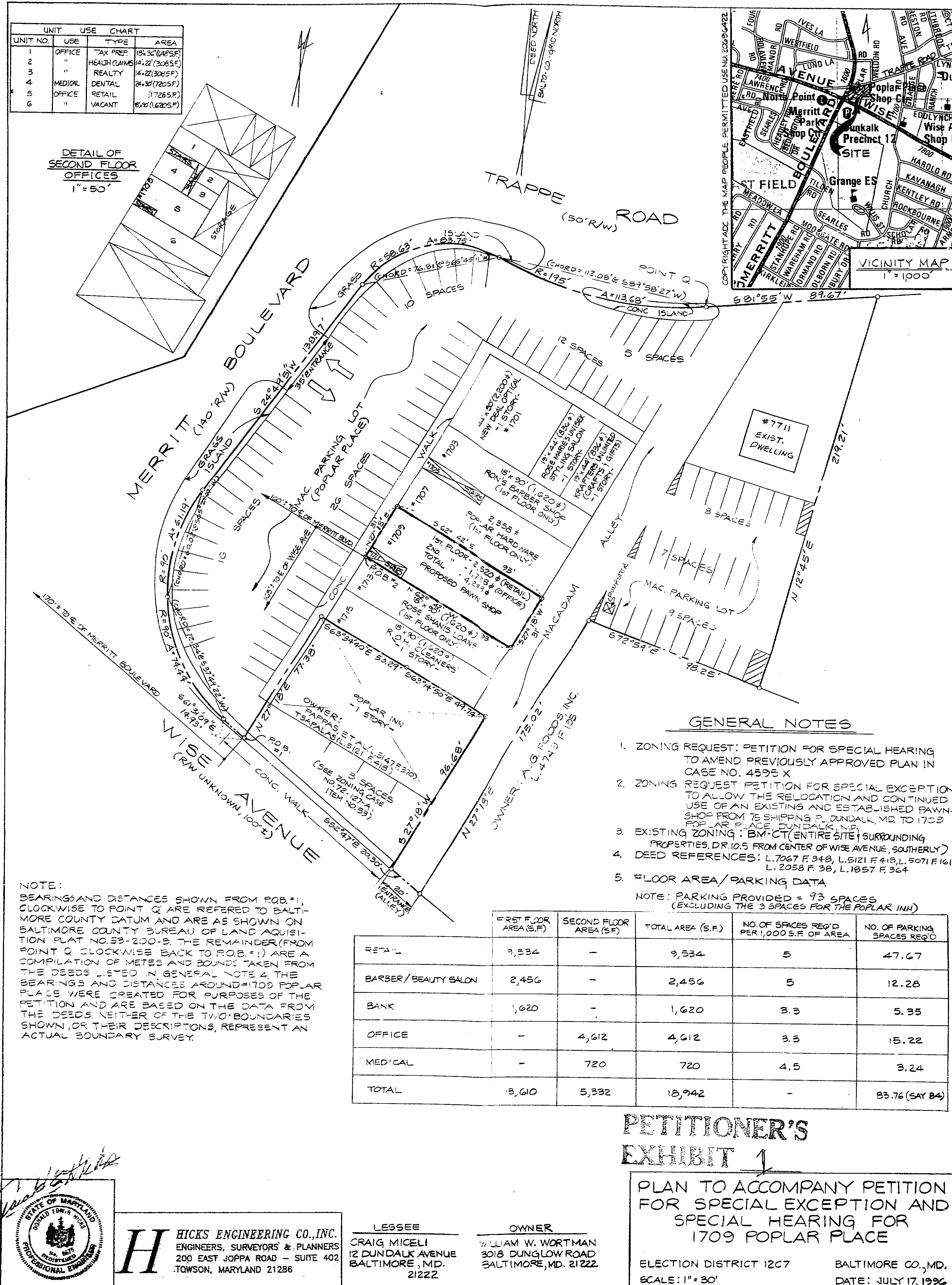
Let's look at some of the facts. First, the pawnshop industry in the State of Maryland and the County of Baltimore is regulated by the State Department of Licensing and Regulation and the Baltimore Police Department and is one of the most heavily regulated industries in the State. This regulation is often initiated and yearly always supported by the Maryland Pawnbrokers Association.

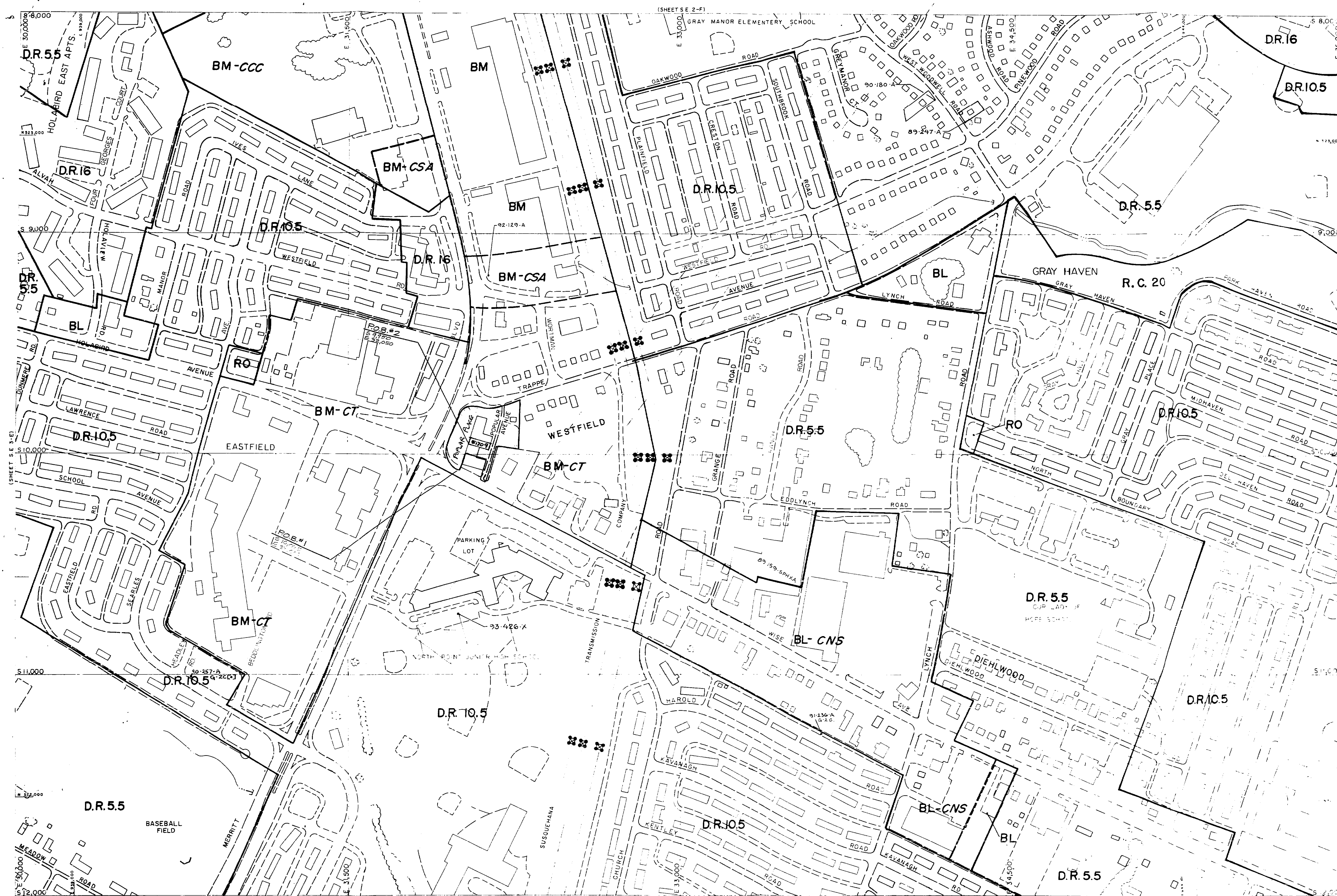
Every individual pawning merchandise in Baltimore County must provide a positive picture identification in order to get a pawn loan. In addition, all pawned merchandise is described in detail and a complete report is filed daily with the police department. It does not make sense that a professional thief would pawn merchandise and leave a trail resulting in their arrest. Wouldn't you think a thief would find it much more prudent to "fence" stolen items to professional fences, other criminals, buy-sell shops, flea markets or some other such non-regulated outlets?

Over 70% of all pawn loans state-wide are repaid by the borrower, and the pawn merchandise redeemed. This percentage often surprises most misinformed critics of the industry, since they assume the pawn customer is either desperate or dealing in stolen merchandise. Obviously, a thief is not motivated to repay a loan and redeem merchandise he has stolen. Statistics made available in many states through law enforcement agencies show that less than one-half of one percent of all items pawned prove to be stolen. I feel confident that the statistics in Baltimore County would prove to parallel this national norm. I am also sure the Baltimore County law enforcement will tell you that the local pawnshops are "part of the solution, not part of the problem."



Ref. 6E





F-NE	E-NW
F-SE	E-SW

~~1988 COMPREHENSIVE ZONING MAP~~
~~Adopted by the Baltimore County Council~~
~~Oct. 13, 1988~~
~~"H Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-~~
~~Date *[Signature]*~~
~~Chairman, County Council~~

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING^B
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard IV
Chairman, County Council

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

NORTH POINT
GRAY MANOR
PETITIONER'S
EXHIBIT